

Chairperson Scott Hickle  
Vice-Chairperson Bobby Gutierrez  
Parliamentarian Nancy Hardeman



Commissioners  
John Bush  
Leo Gonzalez  
Kyle Incardona  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## MINUTES

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, NOVEMBER 19, 2015 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer:     *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

### **1. CALL TO ORDER.**

Chairperson Hickle called the meeting to order at 6:04 p.m.

<b>Commissioners</b>	<b>Present</b>	<b>2015 Regular Meetings Held</b>	<b>2015 Regular Meetings Attended</b>	<b>Regular Meetings Held During Last 6 Months</b>	<b>Regular Meetings Attended During Last 6 Months</b>
John Bush	N	18	1	15	1
Leo Gonzalez	Y	18	13	15	11
Bobby Gutierrez	Y	18	17	15	14
Nancy Hardeman	Y	18	14	15	11
Scott Hickle	Y	18	16	15	13
Kyle Incardona	Y	18	15	15	13
Kevin Krolczyk	Y	18	18	15	15
Prentiss Madison	Y	18	16	15	15
Robert Swearingen	Y	18	16	15	13

Staff members present: Ms. Janis Hampton, City Attorney; Mr. Martin Zimmermann, Planning Manager; Ms. Stephanie Doland, Staff Planner; Mr. Randy Haynes, Senior Planner; Mr. Matthew Hilgemeier, Staff Planner; and Ms. Maria Watson, Planning Intern.

## **2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.**

Chairperson Hickle led the pledge.

Chairperson Hickle announced that due to a U.S. Postal Service mailing error the following agenda items will be moved to the next Planning and Zoning Commission meeting on December 3<sup>rd</sup>, 2015: Agenda item 7. a. Rezoning RZ15-21; agenda item 7. c. Rezoning RZ15-24; and agenda item 8.c. Planning Variance PV15-16.

## **3. HEAR CITIZENS.**

No citizens came forward.

## **4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

No affidavits were filed.

## **5. CONSENT AGENDA.**

### **a. Approval of minutes from the workshop and regular meetings on November 5, 2015.**

### **b. Final Plat FP15-20: North Campus Subdivision**

*Proposed Final Plat of the North Campus Subdivision, being 6.39 acres out of the J.E. Scott League, A-5, adjoining the west side of Old College Road between South College and Mobile Avenue in Bryan, Brazos County, Texas. (M. Hilgemeier)*

### **c. Final Plat FP15-28: Continental 355 Fund Subdivision**

*Proposed Final Plat of the Continental 355 Fund Subdivision, being 12.727 acres of land out of the J.W. Scott League, A-49, at the southwest corner of University Drive East and Boonville Road (FM 158) in Bryan, Brazos County, Texas. (M. Hilgemeier).*

### **d. Final Plat FP15-32: Colony Commercial Subdivision**

*Proposed Final Plat of Colony Commercial Subdivision, being 3.18 acres of land out of the John Austin Survey, A-2 located at the northeast corner of Boonville Road (FM 158) and Austin's Colony Parkway in Bryan, Brazos County, Texas (R. Haynes).*

### **e. Master Plan MP15-01: Greens Crossing Subdivision**

*Proposed Master Plan of Greens Crossing Subdivision, being 164.28 acres of land out of Stephen F. Austin League No. 9, A-62, Hezekiah Jones Survey, A-145, and James Mc Millen Survey, A-176, adjoining the southwest side North Harvey Mitchell Parkway (FM 2818) between West State Highway 21 and Sandy Point Road in Bryan, Brazos County, Texas. (M. Hilgemeier)*

### **f. Final Plat FP15-24: Greens Crossing Subdivision – Phase 1**

*Proposed Final Plat of the Greens Crossing Subdivision – Phase 1, being 42.90 acres of land out of the Hezekiah Jones Survey, A-145, and James Mc Millen Survey, A-176, adjoining the southwest side North Harvey Mitchell Parkway (FM 2818) between West State Highway 21 and*

*Sandy Point Road in Bryan, Brazos County, Texas (M. Hilgemeier).*

**Commissioner Gutierrez moved to approve the Consent Agenda. Commissioner Krolczyk seconded the motion and the motion passed unanimously.**

**6. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).**

**a. Replat RP15-30: Cavitt's Bryan Heights Addition**

*Proposed Replat of Lots 16 through 18 in Block 23 of the Cavitt's Bryan Heights Addition., being 0.461 acres of land located on the northeast side of the 600 block of East 32<sup>nd</sup> Street between S. Hutchins Street and S. Haswell Drive in Bryan, Brazos County, Texas. (R. Haynes)*

Mr. Haynes presented the staff report (on file in the Development Service Department. Staff recommends approval of the request.

Mr. Hickle asked if there was any public input during the week. Mr. Haynes responded that there was one phone call for clarification on the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Gutierrez moved to approve Replat RP15-30, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Krolczyk seconded the motion.**

Commissioners discussed that they think the request is a good idea.

**The motion passed unanimously.**

**7. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**b. Rezoning RZ15-23: Walthall Holdings, LLC**

*A request to change the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3) on 2.547 acres of land out of the Marino Estates Highway 21 East Subdivision, adjoining the northwest side of East State Highway 21 between Cross Wind Drive and Marino Road and currently addressed as 6083 E. State Highway 21 Bryan, Brazos County, Texas. (S. Doland)*

Ms. Doland presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Gutierrez moved to recommend approval of Rezoning RZ15-23 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Madison seconded the motion.**

Commissioners discussed that they would like to see this property developed.

**The motion passed unanimously.**

**8. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE IV (BUILDING SETBACKS AND LOT STANDARDS) OF THE LAND AND SITE DEVELOPMENT ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 62) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeals to City Council).**

**a. Planning Variance PV15-14: Shabeer Jaffar**

*A request for approval of a 4-foot variance from the minimum 15-foot building setback generally required from side property lines that adjoin a local street, to allow the proposed construction of new a single-family home that is planned to extend within 11 feet from the southeast side property line (along E. Dodge Street) on property at 812 E. 32<sup>nd</sup> Street, located at the north corner of East 32<sup>nd</sup> Street and E. Dodge Street, being Lot 24 of the Mary Cavitt Addition in Bryan, Brazos County, Texas. (S. Doland)*

Ms. Doland presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

The public hearing was opened.

Mr. John Clark, 504 Crescent, Bryan, TX, came forward as the representative to the applicant on this case. Mr. Clark offered to answer any questions to commissioners may have.

The public hearing was closed.

**Commissioner Incardona moved to approve Planning Variance PV15-14, as requested, and to adopt the written staff report and analysis, as the findings of this Commission and the facts upon which those findings are based. Commissioner Madison seconded the motion.**

Commissioners discussed that the request seemed reasonable.

**The motion passed unanimously.**

**b. Planning Variance PV15-15: Bluestone Partners**

*A request for approval of a 5-foot variance from the minimum 15-foot front building setback generally required on residential home sites located within the South College – Residential (SC-R) zoning district, to allow the proposed construction of a new single-family home proposed to extend within 10 feet from the front property line, on property at 106 Lynn Drive located between*

*South College Avenue and Alani Drive, being Lot 6 in Block D of Munnerlyn Village Subdivision in Bryan, Brazos County, Texas (R. Haynes)*

Mr. Haynes presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

Commissioners asked if the developer was the same as the developer of the properties to the west of the request. Mr. Haynes replied that it was not. Commissioners asked if the property had a sidewalk. Mr. Haynes responded that it did not.

The public hearing was opened.

Ms. Katie Neason, 8275 Francis Road, Bryan, TX, came forward as the representative for the developer on this case. Ms. Neason commented that the purpose of the variance request was so the property could have a backyard.

The public hearing was closed.

**Commissioner Gutierrez moved to approve Planning Variance PV15-15, as requested, and to adopt the written staff report and analysis, as the findings of this Commission and the facts upon which those findings are based. Commissioner Gonzalez seconded the motion.**

Commissioners discussed that they were happy to see infill and development in older areas.

**The motion passed unanimously.**

**9. A RECOMMENDATION TO THE BRYAN CITY COUNCIL REGARDING TWO PLANNING AND ZONING COMMISSIONER APPOINTMENTS TO THE COMPREHENSIVE PLAN ADVISORY COMMITTEE (Commission makes recommendation; City Council has final approval).**

**Chairperson Hickle moved to recommend, to the Bryan City Council, Commissioner Kyle Incardona and Commissioner Bobby Gutierrez to the Comprehensive Plan Advisory Committee. Commissioner Gutierrez seconded the motion.**

**The motion passed unanimously.**

**10. ADJOURN.**

Without objection, Chairperson Hickle adjourned the meeting at 6:25 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 3<sup>rd</sup> day of **December, 2015**.

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Scott Hickle, Chairperson  
Planning and Zoning Commission  
City of Bryan, Texas

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Martin Zimmermann, AICP  
Planning Manager and Secretary to the  
Planning and Zoning Commission

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